



# Bull Inn

## To Let

Rental Offers in the region of **£27,500** (plus VAT) per annum

Bull Inn, 1 Knight Street, Pinchbeck, Lincolnshire, PE11 3RA

### AT A GLANCE

- Prominent two-storey detached building
- Well equipped commercial trade kitchen
- Private accommodation
- New 'Free of Tie' lease available
- 2 sizeable bar areas
- 1st floor function room (c.60-80 covers)
- Dedicated parking for c.30 vehicles

### Viewing And Further Information

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## PROPERTY

The Bull Inn is a 2-storey detached building accessed via a central lobby entrance. The ground floor trading space provides 2 bar areas: the right offers a bar area with space for c 35 covers with a mix of loose and fixed seating; the left-hand side a bar with feature bulls horn bar.

To the rear are male and female WC's, commercial trade kitchen (partially fitted) and wash up area.

The cellar is located at lower ground floor level.

The first floor provides a substantial function room with space for 60-80 covers with separate dual access to the ground floor and dedicated bar servery.

In addition, there is private accommodation comprising 2 double bedrooms, lounge, showroom, separate WC and bathroom.

Externally there are 2 parking areas, either side of the property with space for deliveries, staff and customer parking for c 30 cars.

## PLANNING

The local authority is South Holland District Council.

The property is not listed but does fall within a conservation area.

## MEASUREMENTS

The area of the site is 0.5 acres and the ground floor footprint (GEA) of the public house, excluding the detached outbuilding, extends to 224m<sup>2</sup> (2,413ft<sup>2</sup>).

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the letting at nil cost but no warranty can be provided by the landlord. An inventory will not be provided.



## THE BUSINESS

The business is currently closed and provides a fresh opportunity for a bar, pub or restaurant operator to take on a free of tie lease.

## RATES & CHARGES

The rateable value of the property is £19,500 as at 1st April 2023.

Council Tax – £1,357 p/a (Band A)

## TENURE

The property is available by way of a new, 20-year 'free of tie' lease with an initial rent of £27,500 per annum, exclusive of VAT. There is no premium payable for the benefit of the new lease. The new lease will be on a Full Repairing and Insuring basis with Annual RPI increases (min 2.5% / max 5%) and 5th year open market rent reviews.

Ingoing rental incentives may be offered, subject to the tenant's assessed covenant strength and overall business plan.

Applicants must have sufficient capital available to cover 3 months' rent, along with building insurance, standard £1,500 legal fees contribution and working capital. Proof of funding and a business plan will be required, along with a deposit equivalent to 6 months rent + VAT.

## PREMIUM

Nil Premium.





### LOCATION

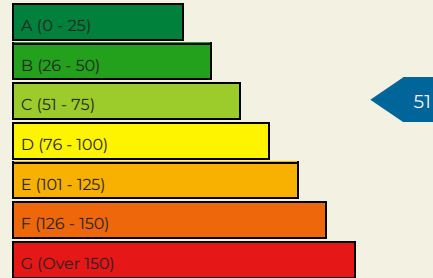
The Bull is in a prominent corner position in the large village of Pinchbeck, population 6,011 (2021 census).

The property is located at the junction of Knight Street & Church Street, 2 miles north of the market town of Spalding, population 35,011 (2021 Census).

The bustling village has a newly refurbished Spar as well as various other independent retail shops.



### EPC



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